

Update on HB2053 Study and the Virginia Rent Relief Program

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HB 2053

Accessory Dwelling Unit (ADU) Study

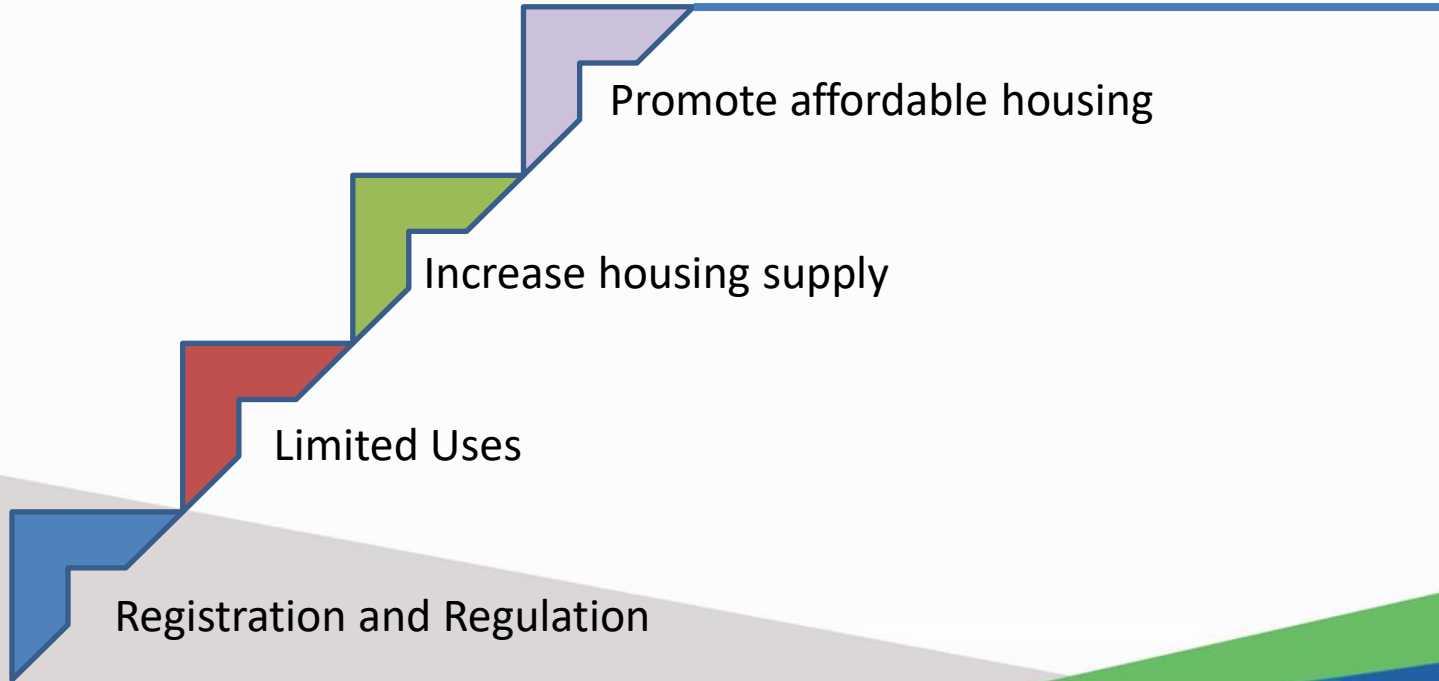
- ADU – Accessory Dwelling Unit
- Attached or detached dwelling unit that is on the same property as a primary residence. Names and definitions vary by location.

Current Status

- Different approaches to the regulation of ADU's across localities
 - Use restrictions, approval method, design and parking requirements, etc.
- No uniform counting method
- Demand drives interest and local policy discussions
- Local officials have a neutral to positive attitude overall

Best Practices

Central Strategy for Growth



Selected Findings

- Overall count of ADUs is anecdotal
 - Methods to accurately count ADUs present challenges
- Demand for ADUs is also anecdotal
 - Driven by local market factors
- ADUs do not bring broad affordability but they do add housing stock
- Financing is a challenge
- Zoning/building code may allow ADUs but HOA/POA still a consideration

Future Considerations

- Commonwealth may wish to provide guidance/assistance, not mandates
 - Incentives can assist with affordability
- Continued discussion of building and fire code requirements
- Opportunities for information sharing
- **ADUs are one part of a larger solution**

Virginia Rent Relief Program



Virginia Rent Relief Program (RRP)

RRP is designed to support and ensure housing stability across the Commonwealth due to the coronavirus pandemic and its economic impact

Virginia is recognized as leading the nation in the deployment of Emergency Rental Assistance funds which are federal funds currently being used for the RRP

While we are pleased to be leading the nation, we are committed to making the program as accessible as possible

RRP– The Basics

- Effective December 1, 2021, RRP transitioned to a combined landlord and tenant portal for rent relief applications.
- The new portal, Gov2Go, offers an updated, secure and user-friendly portal that allows access to RRP on virtually any web-enabled device.
- Landlords and tenants now have the ability to apply for rent relief – and confirm their eligibility – quickly and easily.
- The new platform will improve communications for both landlords and tenants on applications initiated by each party, as well as streamline and expedite the processing of rent relief applications.

RRP– The Basics

- RRP is offered to tenants and landlords statewide, with two exceptions:
 - Chesterfield and Fairfax Counties have elected to administer rent relief programs at the local level as allowed by Treasury's Emergency Rental Assistance program
 - Applicants are referred to these local programs for assistance and contact information for those programs is provided on all RRP websites

RRP– Strategies to Improve Access

- From the beginning, our strategy has been to ***screen tenants into*** the program providing as much flexibility as US Treasury guidelines will allow
- Launched a grant program to reach historically disadvantaged communities – RRP Outreach and Engagement Grant
 - 13 grantees provide direct one-on-one assistance in applying for rent relief
 - Available to tenants and landlords
 - Pop-up outreach sites at shopping centers to begin the application process
- Partnering with Virginia Employment Commission on conducting outreach to their customers who are losing federal benefits to get them connected to RRP
- Media efforts
 - Ad buys
 - Marketing Toolkit

RRP Tenant Eligibility

Three core eligibility requirements of the program:

1. Household's current gross income must be at or below 80% of Area Median Income (AMI)
2. Household's rent cannot exceed 150% of Fair Market Rent (FMR)
3. Households must complete a self-certification of negative financial impact due directly or indirectly to COVID-19

Other Important RRP Information

- Trusted third parties can assist tenants and landlords with completing their applications and receive updates on the application status
- RRP can pay three months prospective rent for eligible tenants
- Landlords and tenants can receive rent relief for no more than 18 months total, with reverification every three months
- Tenants **do not** need to be in arrears in order to receive assistance
- Households receiving a housing subsidy are eligible for RRP assistance
- Individuals who receive Unemployment Insurance benefits do not need to attest to a COVID related negative financial impact
- Households of three or less living in one of 500 “Fact Specific Proxy” zip codes do not need to provide income documentation.
- Households of three or less who access TANF, WIC, SNAP or LIHEAP do not need to provide income documentation

RRP Results as of October 31, 2021

PROGRAM SUMMARY	
Total Unique Households Approved Since July 2020	71,000+
Total Amount Disbursed Since July 2020	\$477+ Million
Average Rent Relief Payment	\$5,413

More than 76% of all households are at or below 30% of area median income.

Reallocation Update

- Virginia has requested a minimum of \$294 million in additional ERA funding from the U.S. Treasury out of the unspent ERA 1.0 allocations from other states.

Useful RRP Links

- FAQs for Tenants: <https://dhcd.virginia.gov/rrp-tenant-faqs>
- FAQs for Landlords: <https://dhcd.virginia.gov/rrp-landlord-faqs>
- RRP Eligibility Self-Assessment: www.dhcd.virginia.gov/eligibility
- New online portal for applications: [Gov2go](#)
- Assistance with new RRP applications: www.homeofva.org/get-help/eviction-diversion/

Contact Information

New RRP Support Center:

833-736-8735

General RRP Inquiries:

rrp@dhcd.virginia.gov